094.0	0007	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,300 /	795,300
					USE VALUE:	795,300 /	795,300
					ASSESSED:	795,300 /	795,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMODY CHRISTOPHER/MINDY	
Owner 2:		
Owner 3:		
Street 1:	21 PETER TUFTS ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CARMODY CHRISTOPHER/MINDY -
Owner 2:	-
Street 1:	21 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6484.000	365,100		430,200	795,300
Total Card	0.149	365,100		430,200	795,300
Total Parcel	0.149	365,100		430,200	795,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.88 | /Parcel: 451.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61989

GIS Ref

GIS Ref

Insp Date 04/02/09

!7771!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,100	0	6,484.	430,200	795,300		Year end	12/23/2021
2021	101	FV	354,500	0	6,484.	430,200	784,700		Year End Roll	12/10/2020
2020	101	FV	354,600	0	6,484.	430,200	784,800	784,800	Year End Roll	12/18/2019
2019	101	FV	266,400	0	6,484.	436,300	702,700	702,700	Year End Roll	1/3/2019
2018	101	FV	266,400	0	6,484.	325,700	592,100	592,100	Year End Roll	12/20/2017
2017	101	FV	266,400	0	6,484.	295,000	561,400	561,400	Year End Roll	1/3/2017
2016	101	FV	266,400	0	6,484.	282,700	549,100	549,100	Year End	1/4/2016
2015	101	FV	251,800	0	6,484.	239,700	491,500	491,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:09:04

LAST REV

Date	Time
08/22/16	10:40:39
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7771

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMODY CHRISTO	50349-551		11/15/2007	Family	320,000	No	No		
CARMODY CHRISTO	31844-162		9/12/2000	Family	99	No	No	4	
CURRAN ROBERT/E	28642-365		5/29/1998		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	61989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	955	Siding	2,100		7/15/2015			Reside one side of
7/8/2015	697	Porch	9,000		7/8/2015			Rebuild existing r
11/17/2004	1147	Addition	90,000					2 STY REAR
3/13/2000	129	Redo Kit	19,500					
11/25/1998	818	Manual	3,310					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
4/2/2009	Measured	372	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
3/10/2000	Inspected	264	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6484		Sq. Ft.	Site		0	70.	0.95	5									430,165						430,200	

Total AC/HA:	0.14885	Total SF/SM:	6484	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,165	Spl Credit		Total:	430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24659085
Const Adj.:	0.98745072
Adj $ / SQ:	166.178
Other Features:	93300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448487
Depreciation:	83419
Depreciated Total:	365068

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

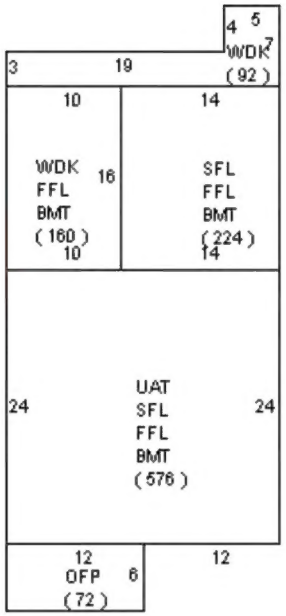
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.18
Special Features:	0	Val/Su Net:	114.52
Final Total:	365100	Val/Su SzAd	207.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	49.850	47,859
FFL	First Floor	960	166.180	159,531
SFL	Second Floor	800	166.180	132,942
WDK	Deck	252	9.840	2,480
UAT	Upper Attic	144	66.470	9,572
OFP	Open Porch	72	38.920	2,802

Net Sketched Area:	3,188			Total:	355,186
Size Ad	1760	Gross Area	3620	FinArea	1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	